

# HoldenCopley

PREPARE TO BE MOVED

Nottingham Road, Daybrook, Nottinghamshire NG5 6JQ

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Guide Price £300,000 - £325,000



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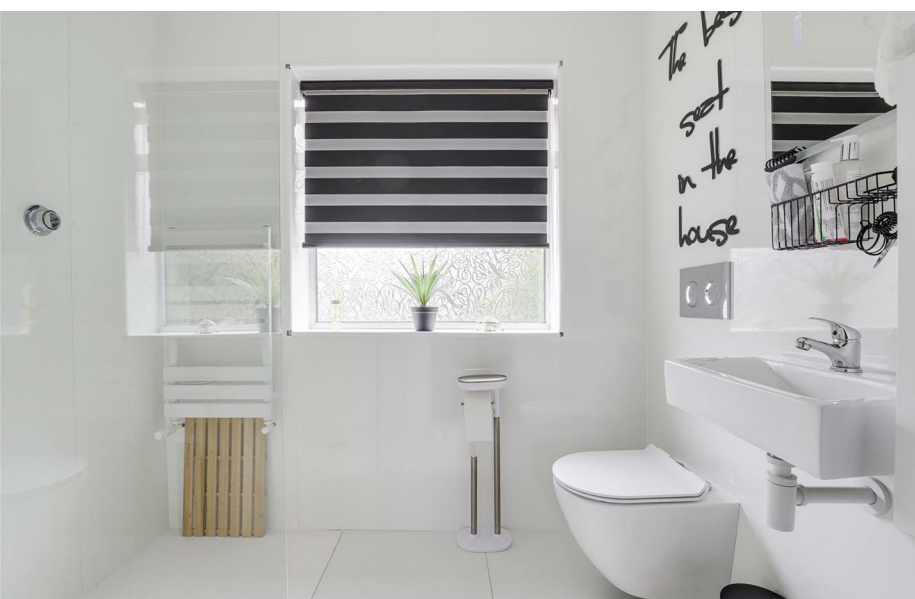
WELL-PRESENTED THROUGHOUT...

This well-presented four-bedroom semi-detached house is situated in a popular location, just a short walk from Arnold town Centre. The area boasts a range of local amenities including shops, eateries, schools, and excellent commuting links. Inside, the entrance hall leads to a welcoming reception room, which is open-plan to the kitchen diner, creating a bright and airy space perfect for both relaxing and entertaining. The modern kitchen diner is designed for your culinary needs and socialising, offering ample space and contemporary fittings. Completing the ground floor is a versatile office space and a convenient utility room. The upper level features three double bedrooms and a single bedroom, providing ample living space for a family. The main bedroom benefits from a stylish en-suite, while the family bathroom serves the remaining bedrooms. Outside, the front of the property includes on-street permit parking and a block-paved driveway providing off-road parking. The rear garden is enclosed and private, designed for low maintenance with a patio seating area, making it an ideal space for enjoying the outdoors.

MUST BE VIEWED!







- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen Diner
- Stylish Bathroom & En-Suite
- Driveway & Permit Parking
- Low-Maintenance Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, partially panellled walls, a UPVC double-glazed window to the front elevation and a single UPVC door providing access into the accommodation.

### Living Room

12'5" x 11'4" (3.81m x 3.46m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving, a ceiling rose, open-plan access to the kitchen diner and a UPVC double-glazed window to the front elevation.

### Kitchen Diner

21'10" x 9'4" (6.67m x 2.86m)

The kitchen diner has a range of fitted base and wall units with worktops, a composite sink with a drainer and a swan neck mixer tap, an integrated oven, microwave, hob, dishwasher, fridge & freezer. A feature island, a radiator, laminate wood-effect flooring, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

### Office

17'4" x 8'3" (5.30m x 2.54m)

The office has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

### Utility Room

4'10" x 3'8" (1.49m x 1.14m)

The utility room has space and plumbing for a washing machine & tumble dryer and a single door providing access to the rear garden.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, partially panellled walls, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

### Master Bedroom

16'1" x 8'0" (4.91m x 2.44m)

The main bedroom has carpeted flooring, a radiator, ceiling coving, access to the en-suite and a UPVC double-glazed window to the front elevation.

### En-Suite

6'9" x 5'4" (2.08m x 1.64m)

The en-suite has a concealed low level dual flush W/C, a pedestal wash basin, a walk-in shower with a shower fixture, a heated towel rail, recessed spotlights, tiled walls, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

### Bedroom Two

12'5" x 11'3" (3.79m x 3.44m)

The second bedroom has laminate wood-effect flooring, a radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

### Bedroom Three

11'3" x 9'4" (3.45m x 2.87m)

The third bedroom has laminate wood-effect flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

### Bedroom Four

11'3" x 5'7" (3.44m x 1.72m)

The fourth bedroom has laminate wood-effect flooring, a radiator, ceiling coving, fitted floor-to-ceiling sliding door wardrobes and a UPVC double-glazed window to the front elevation.

### Bathroom

7'6" x 5'7" (2.31m x 1.72m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a panellled bath with an overhead rainfall shower, a heated towel rail, recessed spotlights, tiled walls, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is on-street permit parking, a block-paved driveway providing off-road parking and a brick-wall boundary.

### Rear

To the rear of the property is an enclosed private garden with a paved patio area and fence panelling boundary's

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download

speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years - The government website states this is a high disk flood area.

Flood Defenses – No

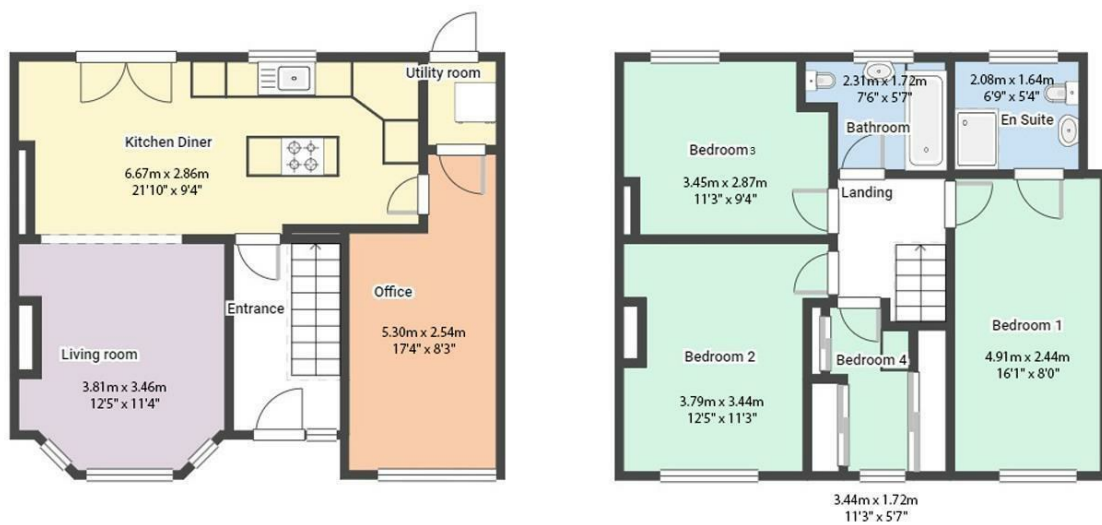
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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